

Document #4592

4/18/85



RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: TENTATIVE DESIGNATION OF REDEVELOPER  
DISPOSITION PARCELS 11A AND 11B  
IN THE SOUTH END URBAN RENEWAL AREA  
PROJECT NO. MASS. R-56

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WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Tent City Corporation and Urban Investment and Development Corporation have expressed an interest in and presented a satisfactory proposal for the development of Disposition Parcels 11A and 11B in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. The Tent City Corporation be and hereby is tentatively designated as Redeveloper of the air rights on Disposition Parcels 11A and 11B in the South End Urban Renewal Area and that Urban Investment and Development Corporation be and hereby is tentatively designated as Redeveloper of the sub-surface rights on said Disposition Parcels 11A and 11B subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended;
- (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
  - (i) Evidence of the availability of necessary equity funds, as needed; and



- (ii) Evidence of firm financial commitments from banks or other lending institutions; and
- (iii) Final Working Drawings and Specifications; and
- (iv) Proposed development and rental schedule.

2. That disposition of Parcels 11A and 11B by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the developers be and hereby are authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.

5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

6. That the Director is hereby authorized to execute a license under the Authority's usual terms and conditions to allow the Redevelopers to conduct test borings and exploratory work.

TENT CITY CORPORATION  
32 RUTLAND STREET  
BOSTON, MASSACHUSETTS 02118

April 17, 1985

Mr. Stephen Coyle, Director  
Boston Redevelopment Authority  
City Hall, Room 900  
One City Hall Square  
Boston, MA 02201

Re: Tent City Site: South End Parcels 11A and 11B

Dear Mr. Coyle:

Based on extensive discussions with all parties concerned with the Tent City project, we are writing to request a revision in our Tentative Designation as redeveloper of Parcels 11A and 11B in the South End Urban Renewal area. Since our November 1984 designation by the BRA Board, the project has made great progress along the road to becoming a reality. Substantial work in planning, architecture, and financing have reconfirmed the Tent City's basic development program and design concept. The project still consists of 270 units of mixed-income housing, a below-grade mixed residential/commercial parking garage for 698 cars, and approximately 6,500 square feet of community oriented commercial space.

After careful analysis and discussion, however, it now appears that the most practical and expeditious way to get this project built involves the transfer of title to all land in Parcels 11A and 11B to the BRA, and the subsequent leasing of air rights to Tent City Corporation, and subsurface rights to Urban Investment and Development Company (UIDC). In this formulation, UIDC would be responsible for financing and developing the underground parking garage; included in this, UIDC will build and operate 129 parking spaces that will be leased to Tent City for \$1 per year for use by the housing residents, along with all necessary easements and appurtenant rights. TCC would be responsible for developing and financing the housing and commercial space on the land. UIDC and TCC would agree to work together on the design and development of the project to fully integrate the physical structure and facilitate the well-coordinated redevelopment of this important block.

We are excited about this parallel development approach. We are therefore requesting that Tent City Corporation be redesignated as Developer of the land/air rights of Parcels 11A and 11B



Stephen Coyle  
April 17, 1985

-2-

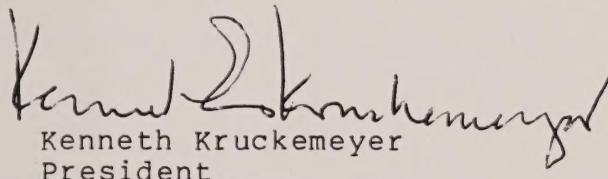
in the South End Urban Renewal Area. We also support the proposed designation of UIDC as developer for the subsurface site rights that will enable it to build the garage.

The development team that was assembled for TCC's project remains unchanged and still consists of Greater Boston Community Development, Inc. as development consultant; Goody, Clancy & Associates as project architects; and Csaplar and Bok as legal counsel; in addition to the Tent City Corporation, representing the long term interest of South End residents in meeting community housing needs.

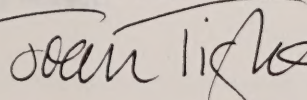
This reorganization is being sought at this time in order to complete the repackaging of the Tent City project in time to be eligible for UDAG funding in the May 1985 funding round. An application UDAG was filed November 30, 1984, and based on extensive discussions with HUD, we are convinced that this revised structuring of the project will be more competitive.

The BRA's extraordinary efforts on behalf of the Tent City development have been crucial to the progress we have made in the past six months. For this we are most grateful. Your support again will move this much needed and long awaited project closer to reality.

Sincerely,



Kenneth Kruckemeyer  
President



Joan E. Tighe  
Chairperson

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE <sup>1</sup>

Form Approved  
OMB No. 83R-0867

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: Urban Investment and Development Co.
- b. Address and ZIP Code of Redeveloper: 333 W. Wacker Drive, Chicago, IL 60606
- c. IRS Number of Redeveloper: 06-0859259
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in South End Urban Renewal Area

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts,  
is described as follows <sup>2</sup>

Parcels 11A and 11B, commonly known as the Tent City site.

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of Delaware:

- ☒ A corporation.
- ☐ A nonprofit or charitable institution or corporation.
- ☐ A partnership known as
- ☐ A business association or a joint venture known as
- ☐ A Federal, State, or local government or instrumentality thereof.
- ☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:  
December 16, 1969

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

<sup>1</sup>If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

<sup>2</sup>Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.



**PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE (Continued)**

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock<sup>1</sup>. See attached list of officers and directors; sole stockholder is Urban Holdings, Inc., a wholly-owned subsidiary of JMB Realty Corporation.
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODEPOSITION TITLE (if any) AND PERCENT OF INTEREST OR  
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODEDESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

Neil G. Bluhm  
Judd D. Malkin  
875 No. Michigan Avenue  
Chicago, IL 60611

Collectively own controlling interest  
in JMB Realty Corporation.

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

**B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION - Not Applicable**

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

<sup>1</sup> If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.



## PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE (Continued)

Form Approved  
OMB No. 83R-0867

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. . . . . \$
- b. Cost per dwelling unit of any residential redevelopment. . . . . \$
- c. Total cost of any residential rehabilitation . . . . . \$
- d. Cost per dwelling unit of any residential rehabilitation . . . . . \$

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

| TYPE AND SIZE OF DWELLING UNIT | ESTIMATED AVERAGE<br>MONTHLY RENTAL | ESTIMATED AVERAGE<br>SALE PRICE |
|--------------------------------|-------------------------------------|---------------------------------|
|                                | \$                                  | \$                              |

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals;

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

## CERTIFICATION

I (We)<sup>1</sup> Michael Hilborncertify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.<sup>2</sup>

Dated: \_\_\_\_\_

Dated: April 16, 1985

Urban Investment and Development Co.

By: \_\_\_\_\_

Signature

Signature

Senior Vice President

Title

Title

Address and ZIP Code

333 W. Wacker Dr., Chicago, IL 60606

Address and ZIP Code

<sup>1</sup> If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.<sup>2</sup> Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.



DIRECTORS:

OFFICERS:

G. Ralph Guthrie  
Neil G. Bluhm  
John G. Schreiber  
George A. Darrell  
  
M. Gordon Keiser  
Judd D. Malkin  
Stuart C. Nathan  
Oscar Reid  
Robert J. Chapman  
Matthew S. Dominski  
Maurice Fisher  
George Goldman  
  
Michael G. Hilborn  
James B. Klutznick  
Arnold S. Levy  
A. Lee Sacks  
Rudolph K. Umscheid  
Daniel J. Braver  
Norman Elkin  
Jeffrey A. Gluskin  
Robert G. Harness  
William Holland  
Frederick H. Holmes  
S. Matthew Horan  
Edward J. Karl  
Stephen Kozerowitz  
Marvin Lederman  
Robert W. Lenke  
Michael S. Levin  
David S. McCoy  
Robert W. Powell  
  
Jeffrey E. Rochman  
Nancy E. Weissman

URBAN INVESTMENT AND DEVELOPMENT CO. (continued)

Assistant Treasurer  
Assistant Vice President  
Assistant Vice President  
Assistant Vice President  
Assistant Vice President  
Assistant Vice President  
Assistant Vice President  
Assistant Secretary

Brian C. Fargo  
Gordon H. Hislop  
Edward M. Lawrence  
Dennis Maloomian  
Michael J. Mettler  
Deborah A. Newcomb  
Harold E. Nickel  
John D. Sandala  
Barbara A. Wolf



PART I

HUD-6004  
(9-69)

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE<sup>1</sup>

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: Tent City Corporation

b. Address and ZIP Code of Redeveloper: 32 Rutland Street  
Boston, MA 02118

c. IRS Number of Redeveloper: To be applied for.

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in South End Urban Renewal Project Area

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts,

is described as follows<sup>2</sup>

The land and the improvements thereon within the area bounded generally by Columbus Avenue, Yarmouth Street, Dartmouth Street and the Southwest Corridor Deck, consisting of the following Boston Redevelopment Authority South End Urban Renewal Parcels: 11A and 11B.

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of Massachusetts

☒ A corporation.

☐ A nonprofit or charitable institution or corporation.

☐ A partnership known as

☐ A business association or a joint venture known as

☐ A Federal, State, or local government or instrumentality thereof.

☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization  
1979.

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

<sup>1</sup> If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

<sup>2</sup> Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock<sup>1</sup>
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR  
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

See attached Continuation Sheet A

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5 who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

None

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

None

## B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitate in whole or in part for residential purposes.)

<sup>1</sup> If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item and in Items 6 and 7 is not required to be furnished.



Continuation Sheet A  
Tent City Corporation  
Officers and Directors

Tent City Corporation is a non-profit corporation. Therefore no officer or director has any financial interest in the business of the corporation. Officers and directors are listed below:

Ken Kruckemeyer  
12 Holyoke Street  
Boston, MA 02116  
President & Director

Syvalia Hyman, III  
32 Rutland Street  
Boston, MA 02118  
Treasurer & Director

Curdina Hill  
10 Columbus Square  
Boston, MA 02116  
Vice President & Director

Joan Tighe  
73 Rutland Street  
Boston, MA 02118  
Chairperson & Director

Myra McAdoo  
P.O. Box 1397  
Boston, MA 02117  
Clerk & Director

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Other Directors

Michael Kane  
11 Holyoke Street  
Boston, MA 02116

Mary Manuel  
405 Columbus Avenue  
Boston, MA 02116

Marcia Wiley  
725 Tremont Street  
Boston, MA 02118

Ed Teixeira  
372 Columbus Avenue  
Boston, MA 02116

Catherine Monroe  
133 Appleton Street  
Boston, MA 02116

Beverly Adams  
65 Rutland Street  
Boston, MA 02118

Katie Blake  
4 Rutland Square  
Boston, MA 02118

Barry Shelley  
114 Dartmouth Street  
Boston, MA 02116

Ena Harris  
21 Braddock Park  
Boston, MA 02116

Ken Campbell  
46 Dartmouth Street  
Boston, MA 02118

Edna Ocasio  
230 W. Canton Street  
Boston, MA 02116

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. . . . . \$25 million
- b. Cost per dwelling unit of any residential redevelopment. . . . . \$ 96,00
- c. Total cost of any residential rehabilitation . . . . . \$ 1,155,00
- d. Cost per dwelling unit of any residential rehabilitation . . . . . \$ 96,00

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation

| TYPE AND SIZE OF DWELLING UNIT | ESTIMATED AVERAGE | ESTIMATED AVERAGE |
|--------------------------------|-------------------|-------------------|
|                                | MONTHLY RENTAL *  | SALE PRICE        |
| 1. bedroom                     | 276 - 800         |                   |
| 2. bedroom                     | 320 - 975         |                   |
| 3. bedroom                     | 365 - 1410        |                   |
| 4. bedroom                     | 411 - 1620        |                   |

\* Rents do not include heat and electricity, which will be paid directly to utility company by resident.

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

Water and Sewer.

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices: ranges, refrigerators, disposals, kitchen exhaust fans, washer & drier connections in 3 & 4 bedroom units.

### CERTIFICATION

Tent City Corporation

I (We)<sup>1</sup>

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) know and belief.<sup>2</sup>

Dated: \_\_\_\_\_

Dated: April 17, 1985

James E. Tiller  
Signature

Kenneth J. Kruehner  
Signature

Chairman, Tent City Corp.  
Title

President, Tent City Corporation

32 Rutland Street  
Boston, MA 02118

Address and ZIP Code

Address and ZIP Code

<sup>1</sup> If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.  
<sup>2</sup> Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, known to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.



## PART II

HUD-4

(9-)

## REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 6b is Answered "Yes.")

1. a. Name of Redeveloper: Tent City Corporation

b. Address and ZIP Code of Redeveloper: 32 Rutland Avenue  
Boston, MA 02118

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

South End Urban Renewal Project Area

in \_\_\_\_\_  
(Name of Urban Renewal or Redevelopment Project Area)

is the City of Boston, State of Massachusetts

is described as follows:

The land and the improvements thereon within the area bounded generally by Columbus Avenue, Yarmouth Street, Dartmouth Street and the Southwest Corridor Deck, consisting of the following Boston Redevelopment Authority South End Urban Renewal Parcels: 11A and 11B.

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☐ YES ☒ NO

If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper and identify the officers and directors or trustees common to the Redeveloper and each other corporation firm.

4. a. The financial condition of the Redeveloper, as of April 30, 1984, is as reflected in the attached financial statement.

(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

The developer will obtain a mortgage from the Massachusetts Housing Finance Agency, and is seeking funds from the Urban Development Action Grant Program to assist in developing the land. In addition, funds from the Massachusetts State Housing Assistance for Rental Production and the Section 707 rental assistance program will be used to assist in covering ongoing operating costs as will funds coming from the City of Boston through the repayment of UDAG funds from the developers of the adjacent Copley Place site.

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK

AMOUNT  
\$

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE

AMOUNT  
\$

c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE  
\$

MORTGAGES OR LIENS  
\$

7. Names and addresses of bank references:

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper" been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

- b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

The Redeveloper initiated the initial planning and formulation of a nearby housing renovation project called the Frankie O'Day cooperative housing project, with 26 units, completed in 1981.



- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

N/A

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper: N/A

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder: N/A

a. Name and address of such contractor or builder:

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract? ☐ YES ☐ NO

If Yes, explain:

- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ \_\_\_\_\_

General description of such work:

- d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF  
CONTRACT OR DEVELOPMENT

LOCATION

AMOUNT  
\$

DATE TO BE  
COMPLETED

a. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY

AMOUNT

\$

DATE OPENED

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor: N/A

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in item 4a) are attached hereto and hereby made a part hereof as follows:

### CERTIFICATION

I (We) Tent City Corporation

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.<sup>2</sup>

Dated: November 13, 1984

Dated: November 13, 1984

Signature

Signature

President, Tent City Corporation

Title

32 Rutland Street  
Boston, MA 02118

Address and ZIP Code

Address and ZIP Code

- <sup>1</sup> If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.
- <sup>2</sup> Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department



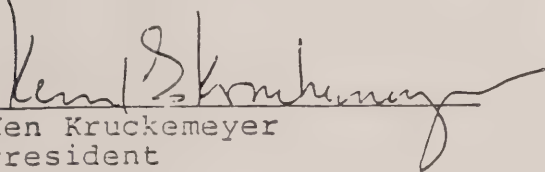
TENT CITY CORPORATION

REPORT OF MANAGEMENT

The accompanying Balance Sheet and Statement of Income and Expense for the period ending April 30, 1984, and the Statement of Income for the Periods ending December 31, 1983, and September 30, 1983, have been prepared by management which is responsible for their integrity.

The Statements have been prepared in such form as appropriate to the Tent City Corporation circumstances, and necessarily include some amounts that are based on management's judgement.

\_\_\_\_\_  
Joan Tighe  
Chairwoman

  
\_\_\_\_\_  
Ken Kruckemeyer  
President

TENT CITY CORPORATION

BALANCE SHEET  
April 30, 1984

Assets

|                                 |               |
|---------------------------------|---------------|
| Cash on Deposit                 | \$32,426.93   |
| Deposit (New England Telephone) | <u>500.00</u> |
| Total Assets                    | \$32,926.93   |

Liabilities

|                   |             |
|-------------------|-------------|
| Current           | \$32,426.93 |
| Total Liabilities | \$32,426.93 |

|                     |        |
|---------------------|--------|
| <u>Fund Balance</u> | 500.00 |
|---------------------|--------|

|                                    |             |
|------------------------------------|-------------|
| Total Liabilities and Fund Balance | \$32,926.93 |
|------------------------------------|-------------|



TENT CITY CORPORATION

INCOME AND EXPENSE STATEMENT

Four Month Period Ending April 30, 1984

|                               |            |             |
|-------------------------------|------------|-------------|
| Opening Balance               |            | \$22,832.85 |
| Revenue                       |            |             |
| Interest                      |            |             |
| January                       | 102.06     |             |
| February                      | 102.50     |             |
| March                         | 109.64     |             |
| April                         | 144.78     |             |
| Membership                    | 2.00       |             |
| Contract Services             | 10,000.00  |             |
| Donation                      | 8.00       |             |
| Total Revenue                 |            | \$10,468.98 |
| Expenses                      |            |             |
| Advertisement                 | 91.50      |             |
| Rent                          | 240.00     |             |
| Deposit (Telephone Service)   | 500.00     |             |
| Photocopying                  | 14.10      |             |
| Postage                       | 6.30       |             |
| Miscellaneous                 | 23.00      |             |
|                               | <hr/>      |             |
|                               | 874.90     |             |
| Accumulated (legal)           | 16,723.59* |             |
| Excess of Income Over Expense |            | \$ 9,594.08 |
| End Balance                   |            | \$32,426.93 |

\*to be disbursed at closing.

TENT CITY CORPORATION

INCOME AND EXPENSE STATEMENT

Three Month Period Ending December 31, 1983

|                               |                 |             |        |
|-------------------------------|-----------------|-------------|--------|
| Opening Balance               |                 | \$          | 292.46 |
| Revenue                       |                 |             |        |
| Interest                      |                 |             |        |
| October                       | \$ 4.27         |             |        |
| November                      | 12.44           |             |        |
| December                      | <u>23.68</u>    |             |        |
|                               | \$40.39         |             |        |
| Grants                        |                 |             |        |
| Trinity Church                | \$ 2,500.00     |             |        |
| Old South Church              | 12,560.00       |             |        |
| Episcopal City Mission        | <u>7,500.00</u> |             |        |
|                               | \$22,500.00     |             |        |
| Total Revenue                 |                 | \$22,540.39 |        |
| Expenses                      |                 |             |        |
| Current                       | 0               |             |        |
| Accumulated (legal)           | \$16,732.58*    |             |        |
| Excess or Income Over Expense |                 | \$22,540.39 |        |
| End Balance                   |                 | \$22,832.85 |        |

\*to be disbursed at closing.



TENT CITY CORPORATION

Income and Expense Statement  
Three Month Period Ending September 30, 1983

Opening Balance \$1,027.80

Income

Interest (NOW Account Mutual Bank)

August \$4.59

September 4.61  
\$9.20

Expense

Consulting (grant application  
preparation) \$400.00

Photocopy Expense 12.00

Legal Expense (Ellis Neighborhood  
Association) 300.00

Telephone Expense 32.54  
\$744.54

Excess of income over expense (\$735.34)

End Balance \$292.46

## FACT SHEET

### TENT CITY SITE PARCELS 11A AND 11B IN THE SOUTH END URBAN RENEWAL AREA

Developers: Tent City Corporation (TCC), comprised of residents of the South End, will be redeveloper of the land/air rights. TCC is being assisted by Greater Boston Community Development, Inc. as its development consultant. Urban Investment and Development Co. (UIDC) will be redeveloper of the sub-surface rights.

Architect: Goody, Clancy and Associates of Boston, Massachusetts

#### Site

Description: Approximately 3.3 acres of land bounded by Dartmouth Street, Columbus Avenue, Yarmouth Street and the Southwest Corridor Deck, and adjacent to the Copley Place development. Most of the site is used for a parking lot, while six buildings on it are vacant and boarded up, and four buildings are occupied, or partially occupied.

#### Location, Appearance & Uses of Structures:

TCC plans the construction and rehabilitation of 270-300 units of mixed income housing, of which up to 25% will be low income, 50% moderate income, and 25% market level and approximately 6,500 square feet of commercial space. UIDC will build and operate an underground parking garage for up to 698 parking spaces, 129 spaces of which will be leased to TCC for \$1 per year for use by residents of the housing. The housing will be built in 4-story town house style structures along the perimeter of most of the site and along a new interior looped street, with three and four bedroom apartments, largely duplex units, in most town houses. A mid-rise structure that will step up to 11 stories is proposed along a portion of the Southwest Corridor Deck adjacent to Copley Place.

#### Estimated Construction

##### Time:

Construction is scheduled to begin in late 1985 with project completion of the entire site in approximately 24-26 months.

#### Projected Number of Construction

##### Employees:

The developers estimate that 548 jobs will be created during the construction period.

##### Other:

The proposed development will fulfill a long standing City commitment to construction of a mixed income residential complex on this site for South End residents. It will also complete the balanced development program envisioned with the City's acceptance of Copley Place UDAG funding in the early 1980's.



## MEMORANDUM

April 18, 1985

TO: BOSTON REDEVELOPMENT AUTHORITY AND  
STEPHEN COYLE, DIRECTOR

FROM: WILLIAM WHITMAN, PROJECT COORDINATOR

SUBJECT: SOUTH END URBAN RENEWAL AREA, MASS. R-56  
TENTATIVE DESIGNATION OF REDEVELOPERS RE-USE  
PARCELS 11A AND 11B

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This memorandum requests that the Authority rescind the designation of the Tent City Corporation as sole Redeveloper of Parcels 11A and 11B, known as the Tent City site in the South End Urban Renewal Area, and that the Authority provide tentative designation to Tent City Corporation for the development of the air rights on said site and to Urban Investment and Development Corporation for the development of the sub-surface rights on said site.

On November 15, 1984, the Authority granted tentative designation to the Tent City Corporation as Redevelopers of the Tent City site. Since that time, shifts in the policies of the Urban Development Action Grant program and revised financial analysis have made clear the need to restructure this project. While the building program remains unchanged from the previous designation, the new approach described below will simplify and improve the financial structure of the project. The building program consists of a two-level, 698 space, below-grade parking garage and 270 units of mixed-income housing.

Under the recently arrived at agreements, UIDC will convey its portion of the site, 14 parcels consisting of 76,816 square feet, to the BRA. The BRA will then lease the sub-surface rights to the entire site, to UIDC including City and BRA-owned land, for 99 years. This will allow UIDC to finance the garage independently. The BRA will then lease the air rights to the entire site to Tent City Corporation for 99 years. UIDC and TCC will then separately finance their respective portions of the project, thus untangling the financing arrangements for the housing project from those of the garage project.

Designation at this time is necessary in order for the Authority to revise properly its application for UDAG funds, now pending.

It is recommended, therefore, that Urban Investment and Development Corporation be tentatively designated as Redeveloper of the sub-surface rights pertaining to Re-Use Parcels 11A and 11B in the South End Urban Renewal Area, that Tent City Corporation be tentatively designated as Redeveloper of the air rights pertaining to said Parcels, that the Director be authorized to enter into 99 year leases with the aforementioned Redevelopers and that the prior Board designation of November 15, 1984 granting tentative designation solely to Tent City Corporation for said Parcels be rescinded.

B1/U/041285/1



An appropriate vote follows:

VOTED: That the tentative designation of Tent City Corporation as sole Redeveloper of Parcels 11A and 11B in the South End Urban Renewal Area be rescinded, that Urban Investment and Development Corporation be tentatively designated as Redeveloper of the sub-surface rights on said Parcels 11A and 11B, that Tent City Corporation be tentatively designated as Redeveloper of the air rights on said Parcels 11A and 11B, and that the aforementioned tentative designations be in accordance with the terms and conditions of the attached Resolution.







